

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Lower Hillmorton Road  
Rugby, CV21 3ST

208957365

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Lower Hillmorton Road Rugby, CV21 3ST

Get instant cash flow of **£1,400** per calendar month with a **4.9%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



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## Property Key Features

**4 bedroom**

**2 bathroom**

**Spacious Rooms**

**Garden Grounds**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £1,400**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 345,000.00

25% Deposit	£86,250.00
SDLT Charge	£15,100
Legal Fees	£1,000.00
Total Investment	£102,350.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,400



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



<b>Returns Based on Rental Income</b>	<b>£1,400</b>
Mortgage Payments on £258,750.00 @ 5%	<b>£1,078.13</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>TBC</b>
Ground Rent	<b>FREEHOLD</b>
Letting Fees	<b>£140.00</b>
<b>Total Monthly Costs</b>	<b>£1,233.13</b>
<b>Monthly Net Income</b>	<b>£166.88</b>
<b>Annual Net Income</b>	<b>£2,002.50</b>
<b>Net Return</b>	<b>1.96%</b>

# Return **Stress Test** Analysis Report



**If the tenant was to leave and you missed 2 months of rental income**

Annual Net Income      **-£797.50**  
Adjusted To

Net Return                      **-0.78%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **-£3,172.50**  
Adjusted To

Net Return                      **-3.10%**



# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £290,000.



£290,000

## 4 bedroom town house for sale

Stonemasons Yard, Lower Hillmorton Road, Rugby, CV21

+ Add to report

NO LONGER ADVERTISED

A Four Bedroom Three Storey Town House Conveniently Located for Rugby Town Centre and Railway Sta...

Marketed from 3 May 2024 to 24 Jun 2024 (52 days) by Brown & Cockerill Estate Agents, Rugby



£275,000

## 3 bedroom town house for sale

Lower Hillmorton Road, Hillmorton, Rugby

+ Add to report

NO LONGER ADVERTISED

Three Bedrooms | End Of Terrace | Gas Central Heating | Cellar | Double Glazing | Close To Town C...

### SOLD PRICE HISTORY

27 May 2016

£138,000



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,400 based on the analysis carried out by our letting team at **Let Property Management**.



£3,400 pcm



Floorplan

## 4 bedroom house

Elsee Road, RUGBY

+ Add to report

NO LONGER ADVERTISED

**\*\*AVAILABLE IMMEDIATELY\*\*** Shipways are delighted to present this stunning property to the market....

### SOLD PRICE HISTORY

30 Jun 2021

£455,000



£1,895 pcm

## 4 bedroom house

TOWN CENTRE

+ Add to report

NO LONGER ADVERTISED

Town | Period Property | Unfurnished | Gas central heating | Sorry, no smokers | Medium garden | ...

Marketed from 18 Jul 2023 to 9 Aug 2023 (22 days) by Howkins & Harrison LLP, Rugby

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order


 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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